

RESOLUTION NO. CR-25-07

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR PARKWAY CENTRE EAST OUTLOTS LOCATED EAST OF BUCKEYE PARKWAY

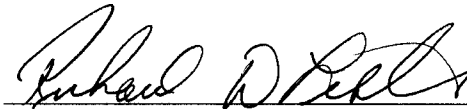
WHEREAS, on April 10, 2007, the Planning Commission recommended approval of the preliminary development plan for Parkway Centre East Outlots with the following stipulations:

1. Text on Page 3, Item 1B shall state that the color of window mullions in outlots shall be consistent with the rest of Parkway Centre.
2. Text on Page 3, Item 3F shall state transformers will be screened in accordance with one of the three permissible options in compliance with the landscape code and subject to the Urban Forester's approval.
3. Text on Page 4, Item 4A shall be revised to contain detailed information regarding the construction materials and design of dumpster enclosures.

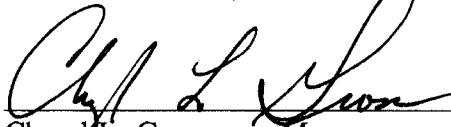
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the Preliminary Development Plan for Parkway Centre East Outlots, contingent upon the stipulations set by Planning Commission.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.



Richard D. Lester, President of Council

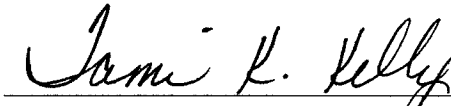


Cheryl L. Grossman, Mayor

Passed: 05-07-07

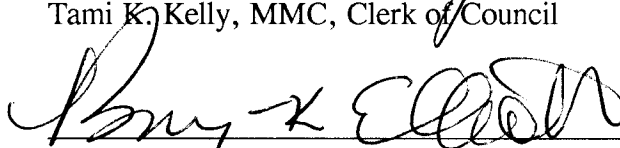
Effective: 05-07-07

Attest:



Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.



Bryan K. Elliott, Director of Law

CL-25-07
EXHIBIT "A"

DEVELOPMENT STANDARDS TEXT

PARKWAY CENTRE EAST OUT-PARCELS
Subarea A₁ – A₈ (PUD-C)

Grove City, Ohio

March 20, 2007
Revision 1: April 4, 2007

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GC PLANNING COMMISSION

SUBAREA A₁-A₈

I. INTRODUCTION

Subarea A₁ – A₈ is part of a multi-use development project divided into two (2) Subareas, A, and A₁ – A₈, approved by Council on August 10, 2006 (Ordinance CR-63-05). The development is proposed to be a mixed-use community with regional and local retail, and potential office uses. Subarea A₁ – A₈ is to contain up to eight (8) subareas, which may be combined resulting in fewer, but larger subareas.

The out-parcels are bounded by a regional shopping center to the north, a condominium development to the south, a regional shopping center to the west, and township zoned property to the east.

Prior to construction on any out-parcel, a development plan with this Development Text, which contains the minimum development standards for the out-parcels shall be incorporated onto the title page of the plan, along with a signature block.

The title page shall include the project name, the Development Text, location map, north arrow, project narrative, title block (located at the lower right-hand corner), and a signature block.

II. DEVELOPMENT STANDARDS

Unless otherwise approved by City Council, the following development standards shall apply to Subarea A₁-A₈.

(1). Yard and Setback Requirements:

- (a). Minimum setbacks for out-parcels abutting Buckeye Parkway, Stringtown Road, and Lamplighter Drive right-of-ways, shall be 25' for parking and drive aisles and 50' for buildings. Setbacks for out-parcels abutting Grove City Property adjacent to Buckeye Parkway right-of-way (Outlots 40 through 44) shall be 0' for parking and 25' for buildings as measured from the city property line encompassing Buckeye Parkway. All site improvements are to be contained on-site and shall not encroach City property or rights-of-way with the exception of walkways which may tie into sidewalks located along Buckeye Parkway, Stringtown Road, and Lamplighter Drive.
- (b). Minimum setbacks for all out-parcels from the interior center roads shall be 10' for parking and 25' for buildings measured from the back of the curb.
- (c). Sharing of curb cuts is encouraged.
- (d). Sidewalks, five (5) feet wide, shall connect adjacent out-parcels and be incorporated within the development plan for each out-

parcel. Sidewalks shall be installed along the north and south sides of the private access roads that extend to Buckeye Parkway. A sidewalk shall also be constructed along the northernmost outlot (#40) parallel to Stringtown Road and along the south side of the southernmost outlot (#47) parallel to Lamplighter Drive.

- (e). A minimum of a 7-½ foot side-yard green-space shall be provided on the interior lot lines of each out-parcel.
- (f). Sidewalks consisting of stamped concrete with a brick scoring pattern shall be installed from the primary structure's main entrance to the existing sidewalk/bike path along Buckeye Parkway. A five (5) foot wide sidewalk is to be installed on the rear (east) side of each outlot. Similarly, a five (5') foot sidewalk shall be installed along the north and south side of each private access road
- (g). One pedestrian walkway from the main structure through the parking lot area shall be constructed of stamped concrete to resemble brick.
- (h). The main (front) entrance for all outlot buildings shall be oriented west towards Buckeye Parkway, when feasible. Outlot buildings which have multiple frontages on Buckeye Parkway, Stringtown Road, Lamplighter Drive, and private access drives shall extend architectural features along the sides of the building.

(2). Parking, Loading and Vehicular Access:

- (a). Parking shall be calculated in accordance with the code (1 per 200 sq. ft.) except for restaurant uses which shall be one (1) parking space per every 125 square feet of gross floor area. Notwithstanding zoning code provisions to the contrary, parking spaces may be installed measuring 9' x 18'.
- (b). Loading docks are prohibited.
- (c). Vehicular access for all outparcels shall be from the unnamed service road located east of the outparcel areas.
- (d). All parking lot striping shall be white.

(3). Building Design and Materials:

- (a). No building in Subarea A₁-A₈ shall exceed 24' in height (as measured from the finished floor elevation to the top of roof structure) except for building parapets and architectural features, which shall not exceed 32' in height on outlots 43 through 47 (as measured perpendicular from the finished floor elevation to the highest point of any architectural element). The height restriction for architectural elements on any building on outlots 40 through 42 shall be restricted to 26 feet in height. The width of any architectural element across the storefront of any building shall be limited to no more than ten percent (10%) of the linear feet of storefront.
- (b). All buildings constructed on the out-parcels will have their own character, identity, and shall embody the "Parkway Centre" theme. Each individual building shall be constructed with consistent materials and architectural elements on all four sides, and shall be a minimum of 50 percent brick. Stucco, stone, Exterior Insulation and Finish Systems (E.I.F.S.), brick, split-face block (water tables only) and glass are approved building materials. Alternative building materials may be permitted, subject to the approval of the City Council through the development plan process.
- (c). The configuration of buildings, structures and appurtenances thereto shall be subject to the approval of the City Council through the development plan process.
- (d). Outdoor seating associated with eating and drinking establishments may be permitted, subject to the approval of the City Council through the development plan process.
- (e). All mechanicals, including roof top units, shall be screened from off-site views by either parapet, walls, landscaping or buildings, individually or in combination thereof.
- (f). Transformers shall be screened as permitted by the utility companies. Applicable sections of the Grove City Code shall be utilized in less restrictive situations dictated by the final location of the transformer.
- (g). No materials, supplies, equipment, vending machines or products shall be stored or permitted to remain on any portion of an out-parcel outside a permitted structure.
- (h). Exterior building details, including but not limited to, awnings, gutters and downspouts, shutters, cupolas, dormers, and "wall art"

shall be subject to the approval of the City Council through the development plan process.

(4). Waste and Refuse:

- (a). All waste and refuse shall be containerized and screened from view by a solid wall and landscaping on three sides and shall have an access gate. All dumpster areas shall be of the same material as the building and shall be incorporated into the design of the building.
- (b). Architecturally attractive and adequate trash containers utilizing the “theme” design shall be provided at the front entrance of each building.

(5). Utilities:

- (a). All new utility lines including water supply, sanitary sewer service, electricity, telephone, gas, and feeder lines shall be placed underground and their connections shall be screened.
- (b). Sharing of utility boxes is encouraged.
- (c). Utility meters attached to the exterior building walls shall be screened from view with a wall that matches the exterior materials of the primary structure. The height of the wall shall be no less than one (1) foot above the height of the meter.
- (d). Expose utility and conduit lines, downspouts, etc shall be of the same color to match the exterior surface to which they are attached.

(6). Signage and Graphics:

- (a). Signage shall be approved as part of the Development Plan approval process for each out-parcel and may vary from the requirements of Section 1145 of the Codified Ordinances, but will meet “theme” signage detail as depicted on the NBBJ drawings.
 - (i). Developments containing multiple tenants shall incorporate the following exterior signage guidelines:
 - 1. White channel lettering with white neon or L.E.D. illumination;
 - 2. No exposed raceway;
 - 3. No exposed neon;
 - 4. Maximum length of signage shall be 80% of the leasable storefront and shall not exceed 32 lineal feet.

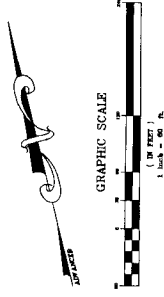
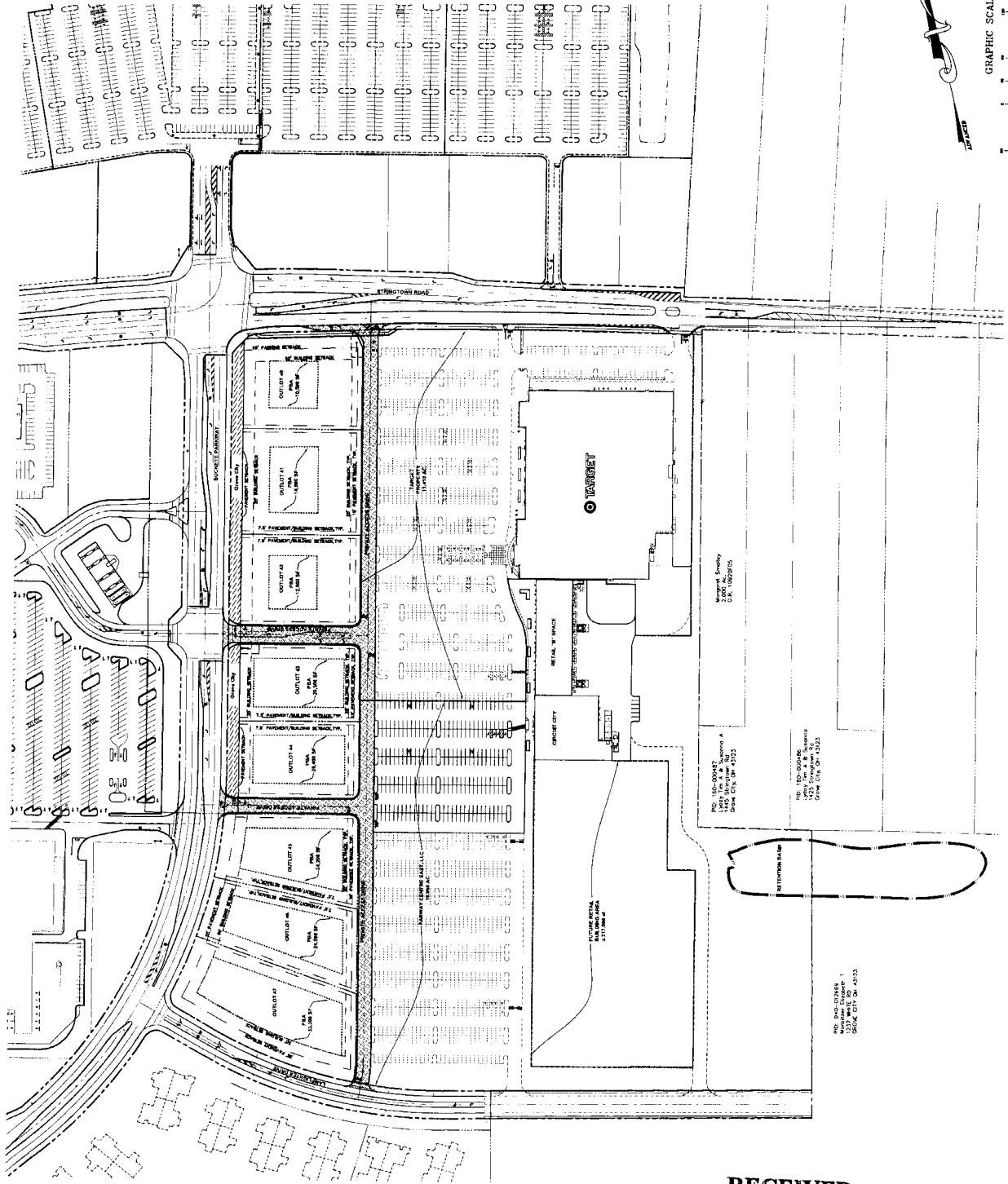
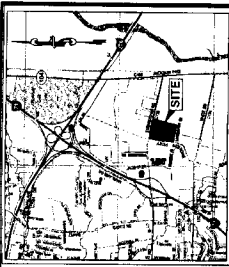
5. Maximum height of the signage area shall not exceed 36 inches.
 6. Sign locations to be approved through the development plan process.
- (ii). Signage is not permitted on windows or doors. The allowed exceptions are an “open/close” sign of two (2) square feet or less and signage specific to payment methods, name of occupant, and address.
- (b). One (1) pole-mounted “gas light-type” fixture shall be located within the front landscape setback area of each outparcel, to enhance the Centre’s “theme” concept.
 - (c). Directional signage shall be installed as required and approved through the development plan process. Such signs shall not be more than three (3) feet in height and four (4) square feet in area and shall contain only the following text: enter, exit, drive-thru or do not enter. Directional signs are to be placed on brick or stone bases with supplemental landscaping.
 - (d). The design of monument signs shall meet the “theme” of the outlot monument signs at Parkway Centre North & South. The base material of the sign shall match the exterior building material of the primary structure upon the outlot. This criteria shall also apply to menu boards
 - (e). The base of all monument signs and menu boards shall be landscaped with acceptable ground cover plant material in accordance with Section 1136 of the Grove City Code.
 - (f). Menu boards are to be no more than five (5) feet in height and no more than thirty-two (32) square feet in area. Menu boards are to be located and oriented such that they do not block visibility from any points of ingress or egress.
 - (g). Traffic control signage shall be mounted on a black backer board and attached to a black post.
- (7). Lighting:
 - (a). Parking lot lighting shall be consistent with the light pole and fixture approved for Parkway Centre South and North. All light poles shall be located within a landscape area, and be a maximum of 28’ in height.


- (b). All lights shall be arranged to reflect light away from any street or adjacent property.
 - (c). Direct or indirect glare into the eyes of motorists or pedestrians shall be prohibited.
 - (d). Cut-off type landscape and building up lighting shall be permitted, and shall be from concealed sources.
 - (e). Accent lighting, including but not limited to, neon, may be permitted on the building subject to the approval of City Council through the development plan process.
 - (f). The use of wall pack lighting that casts light horizontally shall be prohibited. All lighting shall be directed either in an upward or downward manner.
- (8). Landscaping:
- (a). A landscape treatment along Stringtown Road shall be in compliance with the NBBJ typicals, and in accordance with City's approved "theme" (See Exhibit "1").
 - (b). Landscape areas shall be irrigated.
 - (c). Landscaping within each out-parcel shall, at a minimum, comply with Chapter 1136 of the Grove City Code entitled "Landscaping," unless otherwise specified. Approval of the landscaping shall be incorporated in the development plan process.
 - (d). Items such as pavers, scored concrete, benches, bollards, planters and lighting fixtures shall be incorporated in the site plan to link the "theme" concept of the entire Parkway Centre. Raised brick planters with a stone cap shall be installed along the front sidewalk between the face of the main structure and back of curb.
 - (e). Any portion of a lot upon which a building or parking area is not constructed shall be covered with landscaped materials, sod or other ground cover. Grass or other ground cover shall be planted in areas awaiting development.
 - (f). Minimum tree sizes at installation shall be two inches in caliper for shade and ornamental trees and five feet in height for evergreens.
 - (g). Coordinated landscaping with adjoining out-parcels is required.

- (h). Any area not developed is to be maintained in a neat and orderly fashion. Storage of soil and other building materials is not permitted.

III. PENALTY


Violation of any of the above shall be deemed a violation per the provisions of Section 1131.99 of the Codified Ordinances.





CONTINENTAL DEVELOPMENT SERVICES
150 E. Broad Street, Columbus, OH 43215
614.221.1900 Office 221.6455 Fax

CITY OF GREEK, OHIO
PRELIMINARY DEVELOPMENT PLAN FOR PARKWAY CENTRE EAST OUTLOT EXHIBIT



ADVANCED CIVIL DESIGN
422 Southview Road
Columbus, Ohio 43228
614.221.1900 Office 221.6455 Fax

SCALE: 1" = 100'
DATE: 04-05-07

SHEET: 1 / 1

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